

**CITY OF WEST RICHLAND  
ORDINANCE NO. 26-21**

**AN ORDINANCE OF THE CITY OF WEST RICHLAND, WASHINGTON, RELATING TO  
ZONE RECLASSIFICATION AND RECLASSIFYING CERTAIN PROPERTIES WITHIN  
THE CITY IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.**

**WHEREAS**, on April 6, 2021 the City Council set the 2021 Docket for Comprehensive Plan Amendments and associated rezones following a duly noticed public hearing; and

**WHEREAS**, on July 20, 2021 the City's Community Development Department issued a State Environmental Policy Act (SEPA) threshold determination of DNS (Determination of Non-significance) and there were no appeals of the determination; and

**WHEREAS**, the Planning Commission reviewed the proposed amendments and associated rezones in a duly noticed workshop meeting on June 10, 2021 and in a duly noticed public hearing on August 12, 2021 and accepted all testimony from anyone wishing to speak for or against changes, and deliberated on the proposed changes, and the Planning Commission voted to accept the staff's recommended findings, conclusions and recommendations on the proposed amendment; and

**WHEREAS**, the Planning Commission recommends approval of the comprehensive plan amendment proposals and associated rezones; and

**WHEREAS**, the City Council reviewed the proposed amendments and associated rezones in a duly noticed public hearing on October 5, 2020; and

**WHEREAS**, all parties wishing to comment on the proposed amendments and associated rezones were given an opportunity to do so; and

**WHEREAS**, the City Council has reviewed the record relating to the rezones and finds the proposal in compliance with the Comprehensive Plan and rezone criteria of the West Richland Municipal Code; and

**WHEREAS**, the City Council finds it prudent and in the public interest to adopt the 2021 comprehensive amendments and associated rezones; and

**WHEREAS**, the City Council has adopted Ordinance No. 25-21, adopting the 2021 Comprehensive Plan Amendments into the existing Comprehensive Plan; and

**NOW, THEREFORE, THE CITY COUNCIL FOR THE CITY OF WEST RICHLAND, WASHINGTON**, do hereby ordain as follows:

**Section 1: Adoption.** The West Richland Official Zoning Map is hereby modified as follows, and as shown in the attached **Exhibit A**:

A portion of Assessor's parcel 102971000001016 is hereby rezoned to RM-6 (Medium Density Residential); and

A portion of Assessor's parcel 117984020000017 is hereby rezoned to C-L (Commercial Limited); and

Portions of Assessor's Parcels 102971000001012 and 101973000003000 are hereby rezoned to RM-6 (Medium Density Residential).

Portions of Assessor's Parcels 112972000000000 and 112971013449002 are hereby rezoned to MR (Multifamily Residential).

Assessor's Parcels 106984020211002 and 106984020210001 are hereby rezoned to CG (Commercial General)

**Section 2. Severability / Validity.** The provisions of this ordinance are declared separate and severable. If any section, paragraph, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance.

**Section 3.** Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the Code Reviser are authorized to make the necessary corrections to this ordinance, including the correction of clerical errors; ordinance, section, or subsection numbering; or references to other local, state, or federal laws, codes, rules, or regulations.

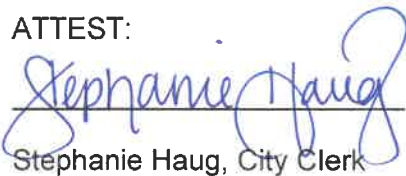
**Section 3. Effective Date.** This ordinance shall take effect and be in force five (5) days after passage and publication of a summary thereof consisting of the title.

**PASSED BY THE CITY COUNCIL OF THE CITY OF WEST RICHLAND, WASHINGTON,** this 5th day of October, 2021.



Brent Gerry, Mayor

ATTEST:



Stephanie Haug, City Clerk

APPROVED AS TO FORM:



Bronson Brown, City Attorney



# CITY OF WEST RICHLAND OFFICIAL ZONING MAP

Adopted 10/5/2021 (ORD 26-21)

